



TOWN OF WARRENTON

POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
<http://ci.warrenton.va.us>
TELEPHONE (540) 347-1101
FAX (540) 349-2414
TDD 1-800-828-1120

AGENDA PLANNING COMMISSION TOWN OF WARRENTON

November 16, 2005
7:00 P.M.

1. Call to order and establishment of a quorum.
2. Approval of Minutes – October 19, 2005
3. Public Hearings – Continuation from October Meeting
 - a. **Zoning Ordinance Amendment ZOTA 05-02.** The Town of Warrenton has proposed revisions to the zoning ordinance as a continuation of the directives of the 2000-2025 Comprehensive Plan, adopted June 11, 2002. The comprehensive plan identified a number of improvements to the Town's current planning tools to reinforce and support the planning effort with the revised development policy approved by the Town Council. The amendments update the language of the ordinance and add critical elements that compliment and broaden the application of regulations that have been successful and supplement those needing to be more effective. The ordinance amendments re-organize the provisions and simplify the use of the documents, combining 35 articles in the current ordinance to 12 articles in the proposed document. Key revisions include combining the existing commercial districts into one consolidated commercial zone, consolidating the two industrial districts into one industrial district, consolidating all supplemental regulations into a single article, unifying all administrative regulations in one section of the ordinance and expanding the definitions for clarity. The amendments apply Town-wide to any parcel proposed for a change in use or expansion of development.
 - b. **Zoning Map Amendment ZMA 05-02.** A number of adjustments to the zoning districts of the Warrenton Zoning Map are considered to correct previous errors and reduce the number of properties that contain split zoning (two or more districts on the same property). A few map

amendments are proposed to re-align the zoning district to reflect the existing development of the property for consistency. The map amendments affect more than 25 parcels in the Town of Warrenton.

4. Public Hearing – New Proposals

- c. **Special Use Permit #05-03, Sunrise Assisted Living Facility.** A request for conversion of the Sunrise Assisted Living Facility (GPIN 6984-52-1254) at 194 Lee Street to apartments utilizing the density bonus opportunity available in the Residential Multi-Family (RMF) District. The proposal would increase the number of dwelling units from the eight (8) allowed in the RMF District to twelve (12) units exercising the maximum 50% bonus density as provided for in the regulations (Article 11-8). The property is 0.8 acres owned by Malcolm Alls and represents a renovation of the existing structure without expansion or addition. The Warrenton Comprehensive Plan identifies the area as High Density Residential consistent with the proposal.
- d. **Special Use Permit #05-04, Schaeffer Living Trust.** A request for an apartment in an accessory structure in the R-6 District as provided for in Article 9-1.2 (dwelling in an accessory building). The property is located at 272 Waterloo Street (GPIN 6984-14-4648) adjacent to the Warrenton Middle School and is 0.4817 acres. It contains a single family dwelling and storage shed (to be demolished). The proposal is to construct a garage with a second-floor dwelling above occupying 672 square feet as a rental unit. The owner is Scott Scaeffler, trustee. The Warrenton Comprehensive Plan identifies the area as Medium Density Residential.
- e. **Special Use Permit #05-05, Warrenton Volunteer Fire Company.** A request for authorization of cooperative parking (43 shared parking spaces) to enable expansion of the Fire Hall on West Shirley Avenue with adequate parking. The Fire Company is jointly developing a 98 unit housing project behind the fire hall (GPIN 6984-13-7584) with a specified land area (3.95 acres) that restricts revision of the Fire Hall property. The proposal is to share parking between the two facilities as provided for in Article 24-4 of the Zoning Ordinance that will be adequate for both activities as required, but resides primarily on the housing project property to insure the necessary land area for development and previously approved investment tax credits. The Warrenton Volunteer Fire Company is owner of both parcels. The Fire Hall is zoned Public/Semi-Public and the housing project is zoned Residential Multi-Family. The Warrenton Comprehensive Plan identifies the area as Public/Semi-Public, non-intensive for school recreation, cemeteries, churches and other developments of low intensity.

5. Other Business

- a. **Warrenton Professional Center – Preliminary Plat #05-09.**
Request for a commercial subdivision of one (1) lot on an existing parcel at the intersection of Walker Drive and Blackwell Road (GPIN #6984-57-5835). The original tract is 3.9892 acres with a request for a parcel of 0.6852 acres to accommodate an office building of 4,150 square feet. The property is zoned CL Commercial Limited and is restricted from any new access to Town streets. The Applicant is Walker Limited Partnership of Warrenton, VA.

6. Work Session

- a. **Harway Subdivision.** Revised layout of the subdivision of seven (7) lots to relocate the access road, eliminate the retaining wall, eliminate the storm water management pond and retain the easement by transfer to the adjacent property owner. A revised sketch plan is presented for review by the Commission.
- b. **Payne Rezoning.** Request for re-alignment of the CBD/R-6 zoning district line at the rear of the property on 236 Sixth Street. The owner of the residential property requests the relocation of the zoning line at the rear of the property to protect the residential character of the subdivision and require a greater setback of the proposed commercial development at the rear property line.

7. Planning Commission Comments

8. Staff Comments – Concept Plans and Development Proposals.

9. Adjourn